

PRUDDEN MOTOR WHEEL FACTORY

LANSING

Direct Impact: \$13,399,526
Indirect Impact: \$15,275,460
Total Impact: \$28,674,896
Jobs Created: 331



BEFORE



AFTER



The Prudden Motor Wheel Factory stood empty for three decades along the edge of Saginaw Street, minutes from downtown Lansing. Owner/developer Harry Hepler has recalled that people would ask him: "What are you gonna do with that building with all the broken windows, that piece of junk?" Hepler took the "monster treasure," as he saw it, and rehabilitated it as loft apartments and office space. Built in 1918, the structure's 325,000 square feet had become nothing more than an oversized pigeon coop. Hepler took advantage of state and federal incentives programs including: Federal and State Historic Preservation Tax Credits, Brownfield credits, Neighborhood Enterprise Zone credits, and funds from the Michigan Department of Transportation. In addition to respecting the building's historic character, Hepler also utilized green building technology and received LEED certification for the building. The historic rehabilitation of the Prudden Motor Wheel Factory has contributed greatly to changing the face of the capital city and has inspired additional investment in historic properties and use of the Federal and State Tax Historic Preservation Tax Credits.

Location: 707 Prudden Street
Project Contact: Harry Hepler
Original Use: Factory
Current Use: Multi-Family Residential
SHPO Contact: Robbert McKay / 517.335.2727



517.373.1630 - STATE HISTORIC PRESERVATION OFFICE - www.michigan.gov/shpo

SHPO HISTORIC PRESERVATION TAX CREDITS